

**Planning Building & Development**

215 Church Ave., SW, Room 170

Roanoke, VA 24011

Phone: (540) 853-1090 Fax: 853-1594

www.roanokeva.govpermitcenter@roanokeva.govDate 11/16/15Application For An
Appeal
of A Building Code Decision**Print Form**

A \$75 Appeal Fee Must Be Included With This Application

The owner of a building or structure, the owner's agent or any other person involved in the design or construction or use of a building or structure may appeal a decision of the code official concerning the application of the USBC to such building or structure and may also appeal a refusal by the code official to grant a modification to the provisions of the USBC pertaining to such building or structure. The applicant shall submit a written request for appeal to the Local Board of Building Code Appeals (LBBCA) within 30 calendar days of the receipt for the Virginia Construction Code, within 14 days of receipt for the Virginia Maintenance Code, and within 14 days of receipt for the Virginia Amusement Device Regulations, of the decision being appealed.

The application shall contain the name and address of the owner of the building or structure and in addition, the name and address of the person appealing, when the applicant is not the owner. A copy of the code official's decision shall be submitted along with the application for appeal and maintained as part of the record.

The application shall be marked by the LBBCA to indicate the date received. Failure to submit an application for appeal within the time limit established by this section shall constitute acceptance of a building official's decision.

Applicant Name Linda Dougherty Cody ManningRelationship ☒ Owner ☐ Owner's AgentApplicant Address 3560 Princeton Circle NE City Roanoke State VA Zip Code 24012Phone Number (540) 467-0720

Fax Number

email

Owner Name Same

Owner Address City State Zip Code

Phone Number

Fax Number

email

Date of Code Official's Decision

☐ Written Copy of Code Official's Decision
Must Be Attached To This AppealDescription of
Appeal
(Attach additional
sheets if necessary)Attached**RECEIVED****NOV 16 2015**CITY OF ROANOKE
PLANNING BUILDING &
DEVELOPMENT

Signature

Linda Dougherty Cody ManningApplication Received By Dan WebbDate Received 11/16/15

\$75 Appeal Fee Received

November 16, 2015

Appellant:
Linda Dougherty Cody Manning
3560 Princeton Circle NE
Roanoke, Virginia 24012

Mr. Dan Webb
Planning Building and Development
Division of Code Enforcement
Noel C. Gaylor Municipal Building
215 Church Avenue SW, Room 312
Roanoke VA 24011

Hand Delivered:
November 16, 2015
467-0720

Re: NOTICE OF APPEAL of the following notice.
City of Roanoke, Virginia
This structure is unsafe. And its
occupancy (or use) is Prohibited
Code Official, 3560 Princeton Circle,
Roanoke VA 24012. Occupancy or use
of the unsafe condition, structures
shall be prohibited except, when
Authorized except. When authorized
to enter or conduct inspection Make
repairs as necessary. To demolish
the structures.

Mr. Webb: Signed by: E. Langston
Dated Nov 12, 2015
Dear Sir or Madam:

I wish to appeal the above style caption action
by the City of Roanoke on November 12, 2015. A check
for \$73.00 is enclosed for the appeal. Fuel oil been
requested. Contractors appra estimates have been requested.
There was a \$10,000 roof put on the property in August
2013. Insulation of a water heater will be discussed
with the Contractors, and will need entrance to
the property for estimates.
Your customary assistance with the Notice of
appeal will be appreciated.

Printed

Appellant:
Linda Dougherty Cody
Manning
Linda Dougherty Cody



ROANOKE

Planning Building & Development
Code Enforcement Division
Noel C. Taylor Municipal Building
215 Church Ave SW, Room 312
Roanoke, Virginia 24011

11-16-15

CERP151183

Manning, Linda Dougherty
3560 Princeton Circle, NE
Roanoke, VA 24012

Dear Property Owner(s):

Subject: 3560 Princeton Circle, NE
Tax Map #: 3170420

NOTICE OF UNSAFE/UNFIT STRUCTURE

This office has inspected your property located at the address referenced above and found it to be unsafe and unfit for habitation. The building's present condition is in violation of Section 103.2 and 105.1 of the Virginia Uniform Statewide Building Code, Part III, Maintenance, also known as the Virginia Maintenance Code. A copy of this code section and the Violation Inspection Report identifying required corrections are attached.

BUILDING REPAIR ORDER

YOU ARE HEREBY NOTIFIED THAT THIS BUILDING IS DECLARED AS UNSAFE AND UNFIT FOR HABITATION. A condemnation placard has been posted and this building shall not be occupied until repairs (and utility restorations) have been made and inspected by this office. The attached Violation Inspection Report may not include all deficiencies and the City reserves the right to note additional defects and require their correction.

You are directed to:

Keep all opening secured to prevent entry.

The repairs and restoration of utilities cited on the attached Violation Inspection must be completed and inspected by this office before the building may be reoccupied.

Failure to correct violations of the Virginia Maintenance Code is a criminal misdemeanor and may be punished by a fine of up to \$2,500.

Some of the repairs needed may require a permit before proceeding. Doing work without the proper permit is a separate violation of Section 108.1 of the Virginia Uniform Statewide Building Code, Part I, Construction, also known as the Virginia Construction Code. Obtaining a permit does not extend the time set above for you to comply with the repair order. If the deadline for securing the building is not met the City may secure it if necessary for public safety and bill you for the contracting expense.

ACCEPTANCE; RIGHT OF APPEAL

Section 105.4 of the Virginia Maintenance Code requires you to declare your acceptance or rejection of this order. A form is attached for you to fill out and return to this office to inform us of your intentions. If you reject it, you have the right under Section 106.1 of the Virginia Maintenance Code to appeal this order to the city's Local Board of Building Code Appeals. A written request for such an appeal, containing a statement of the grounds for your appeal and any requested modification of the terms of this order, must be filed with this office within fourteen (14) days of the date of first receipt of this order. This office has forms available for you to use in filing an appeal, which requires a processing fee of \$75.

Additionally, if your property is located in an H-1, Historic District, or an H-2, Neighborhood Preservation District, additional approvals and a Certificate of Appropriateness from the Architectural Review Board may be needed before proceeding with demolition or exterior repairs. To determine if your property is in a historic district, contact the Planning Division at 853-1522.

Thank you in advance for your diligence in promptly correcting these violations. If you have any questions about this matter, please feel free to contact this office at (540) 853-2344 between 8:00 AM and 5:00 PM Monday through Friday.

Sincerely,

A handwritten signature in black ink that reads "Steve Langston". The signature is written in a cursive, slightly slanted style.

Steve Langston
Codes Compliance Inspector

enclosures

Note: This notice shall not affect the rights and responsibilities of the owner or the tenant under contract, statutory or common law.

PLEASE RETURN WITHIN (14) DAYS.

Department of Planning, Building and Development
Division of Code Enforcement
215 Church Avenue, SW Room 312
Roanoke, VA 24011-1592

Subject: 3560 Princeton Circle, NE
Tax Map #: CERP151183

Dear Building Maintenance Code Official:

___ I accept the terms of your order dated 11-16-15.

___ I intend to repair the building.

___ I request a modification of the terms of the order as follows:

___ I *do not* accept the terms of this order and intend to appeal it to the Board of Building Code Appeals.

Signature

Date

Telephone number where I may be reached during the day: _____

Steve Langston
Codes Compliance Inspector

CERP151183



CITY OF ROANOKE VIRGINIA MAINTENANCE CODE VIOLATION INSPECTION REPORT

DATE: 11-16-15
ADDRESS: 3560 Princeton Circle, NE
PARCEL #: 3170420
INSPECTOR: Steve Langston
USE: single family residential

This inspection report shall be attached to and construed as part of the Violation Notice and identifies violations of the Virginia Maintenance Code. **Some of the repairs may require a permit before proceeding.** Doing work without the proper permit is a separate violation of Section 108.1 of the Virginia Uniform Statewide Building Code, Part I, Construction, also known as the Virginia Construction Code and is the responsibility of the owner or authorized contractor to obtain. There may be additional code violations present which were not initially observed or noted but which must be corrected to comply with the Virginia Maintenance Code. **All repairs must be done in a workmanlike manner.**

INTERIOR

603.1 – No primary heat source is available. There is currently no oil for the furnace. Primary heat must be restored. Heating may not be done solely with space heaters.

505.4 – No hot water is available. The hot water heater is non-functional. The water heater must be repaired so and hot water available to all plumbing fixtures (except toilets).

504.1, 504.3 – Plumbing leaks throughout the house must be stopped so that it is not necessary to cut the water on and off at the main shutoff valve in order to use the plumbing fixtures.

504.1, 305.3 – Fixtures in the first floor bathroom are non-functional due to plumbing defects, such as no overflow drain, missing faucet handle, and missing tiles around the tub fixtures and a stopped up lavatory drain. No water was available in this bathroom. All fixtures in this bathroom must be repaired and drains unstopped so fixtures function as intended without leaks and the bathroom is sanitary.

403.3, 305.1 – The kitchen area lacks a sink and has no cabinets installed for food storage. Food preparation is not possible in it. It must be renovated so that it may once again be used as a kitchen.

308.1, 308.2, 308.3 - There is an excessive accumulation of personal items within each room constituting a health, fire and egress hazard. The lack of cleaning constitutes an unsanitary living environment. Each habitable room must be cleaned, all trash removed, surfaces cleaned and personal items stored in such a way as to restore normal healthful living conditions.

309.1 - It was noted during inspection that the dog (laying on the couch) was infested with fleas. These fleas could be present on that item of furniture as well as in other areas of the house. Extermination must be implemented to whatever level is necessary to eliminate fleas and any other vermin from the house.

604.3 - Electrical hazards such as extension cords throughout the living area must be eliminated. All receptacles and lights must function as intended without the need for extension cords running from one room to another. Also, all light fixtures must be reinstalled so that there are no bare wires protruding from the ceiling.

305.3 - Holes in walls, ceilings or floors (such as the hole in the ceiling of the rear staircase exposing the plumbing) must be repaired in a workmanlike manner.

704.2 - Smoke alarms must be installed in a central location on each floor and also in each bedroom.

EXTERIOR

304.15 - The front door to the dwelling has a large hole in it. The door must either be repaired or replaced.